

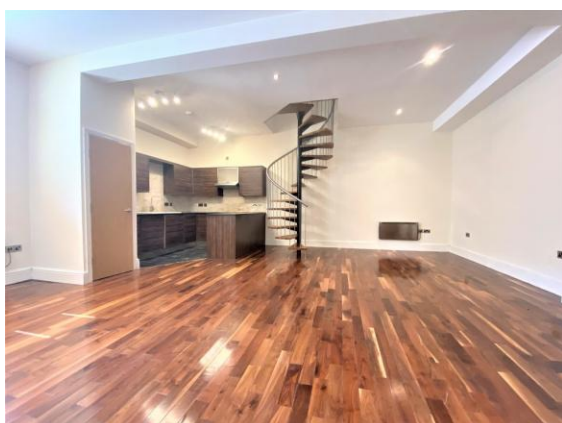
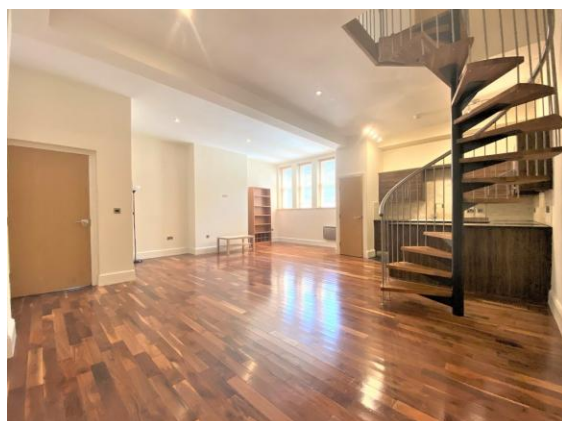


HOME

MARKETING & MANAGEMENT

8 RODLEY HALL, TOWN STREET, RODLEY LS13 1HW

£199,999



Executive Style Duplex Apartment
 2 En Suite Double Bedrooms
 Sympathetically Modernised
 Spacious Open Living Area
 Sash Windows. Electric Heating
 Spiral Staircase. Wood Flooring
 Neutral Decor
 Shared Communal Gardens
 Car Parking Area
 Popular Area of Rodley

8 RODLEY HALL, TOWN STREET, RODLEY LS13 1HW

£199,999

GENERAL DESCRIPTION

An executive style two en-suite double bedroom duplex apartment situated in a renovated Victorian school house situated in the popular area of Rodley. Will be of particular interest to discerning professional couples seeking stylish and spacious character accommodation which benefits from: spiral staircase; large living area with alpine oak flooring; modern fitted integral kitchen area with granite work tops; off street parking in secure gated car park; two luxury en-suites; electric wall heaters; telephone door entry intercom system. Briefly comprises: spacious lounge area; dining area with spiral staircase to first floor; kitchen including integral washer dryer, integral dishwasher, and integral fridge; first floor landing; master bedroom with feature ceiling beams; Jack and Jill en-suite shower room with feature ceiling beams; second double bedroom with feature ceiling beams; en suite bathroom with luxury corner shower cubicle. Early inspection is recommended to appreciate the presentation and charm of the accommodation on offer. No Chain.

TENURE

Leasehold

999 year long leasehold from 01/01/2007. Peppercorn ground rent. Service charge c. £600 per annum including building insurance.

ROOM MEASUREMENTS

OPEN LIVING AREA 22' 1" x 13' 5" (6.73m x 4.09m) max

OPEN DINING AREA 14' 6" x 10' 3" (4.42m x 3.12m) max

OPEN KITCHEN AREA 21' 11" x 7' 7" (6.68m x 2.31m) max

SPIRAL STAIRCASE & LANDING 5' 11" x 5' 6" (1.8m x 1.68m) max

MASTER BEDROOM 17' 5" x 11' 4" (5.31m x 3.45m) max

ENSUITE SHOWER ROOM 8' 0" x 4' 11" (2.44m x 1.5m) max

DOUBLE BEDROOM 2 17' 3" x 10' 4" (5.26m x 3.15m) max

EN SUITE BATHROOM 7' 7" x 4' 11" (2.31m x 1.5m)

OPENING HOURS

Pudsey Office

Monday to Friday

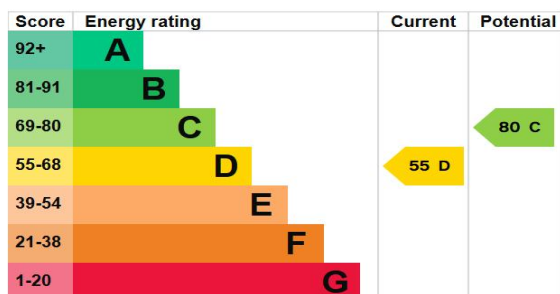
Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed



The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.